

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Regular Meeting, December 15, 2011 at the
Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse
Vice Chairwoman Lucienne L.Cote
Commissioner Gerard Frappier
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Michael Murphy
Commissioner Charles C. Baldelli- Absent

2. Good and Welfare for the Audience - None

3. Chairman Lahousse asked for a motion to accept the minutes for the regular
meeting of November 17, 2011. A motion was made by Commissioner Laliberte
and seconded by Commissioner Frappier.

There was no discussion. A roll call vote was taken; the following were
the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote - abstain
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

-
4. Chairman Lahousse asked for a motion to approve the bills paid for the month of November 2011. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

-
5. Chairman Lahousse asked for a motion to approve accept and place on file the Communications and Interest of the Authority – Item A. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Laliberte.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

-
- 6a. Report of the Secretary

Chairman Lahousse asked for a motion to approve and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Vice Chairwoman Cote.

The Director submitted his report as written. He addresses a letter submitted by a resident who had a bed bug issue in his apartment and how well it was handled by the WHA. The financials for the period ending November 30, 2011 show the WHA to be in good financial shape. Also distributed was the 2012 operating budget draft, for the Board's action at the January meeting. The Board was encouraged to review the budget and contact the Director or Finance Director to set up a meeting with any questions. The remaining scattered site units are slated to be sold for \$927,000 at the end of January. The appraisal value is \$930,000. The Director thanked the Board for their support of the WHA's mission; it makes for a good working atmosphere for all concerned.

Vice-Chairwoman Cote asked about HUD recapturing surplus monies, and what seems to be contradictory, is HUD's bonus for the WHA for achieving high performer status. The Director explained that there are in fact two separate actions, the recapture and the award a bonus money. The Director stated that he had requested assistance from HUD Boston to try to prevent the recapture of funds.

Commissioner Lemieux explained that the high performer bonus money is written into the rules of the Capital Funding; it is not really contradictory to the recapture, it is separate from the pot of monies that high performers split. The Commissioner then asked about the surpluses that are verbally dedicated to particular resources, can the Board vote to officially reserve the funds in the financial statements for specific reasons? Would that help save the surplus from recapture? The Director said he would inquire of the fee accountants. He also said part of the problem is that we do not yet have a yes or a no on the Veteran's redevelopment plan. Commissioner Frappier questioned Rod Solomon's authority; the Director explained that he is no longer a HUD employee; he is a lawyer but has good connections within HUD.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6b. Report of the Deputy Director

Chairman Lahousse asked for a motion to approve and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Vice Chairwoman Cote and was seconded by Commissioner Laliberte.

The Deputy submitted his report as written. He advised the Board that the brick façade panels are being manufactured. Installation will begin in March rather than in the dead of winter. There will be air conditioner sleeves built into the panels; the residents will have to sign an agreement to pay an additional \$75 per year for the air conditioning. Commissioner Laliberte asked that every effort be made to purchase air conditioners made in the USA; the Deputy said he was not sure there was such a thing. Commissioner Frappier asked about the \$215 security grant being expended at Veteran's Memorial and asked if the work being done takes into consideration what may happen at Veteran's. The Deputy explained that the cameras can easily be remounted in a different location if necessary. The Deputy stated that the WHA is moving forward in its pursuit of the redevelopment plan; a meeting with social service groups will be held January 11 in the Mayor's office. Rod Solomon offered to contact Joe Garlick on our behalf. A draft relocation plan will be presented at the January 11 meeting.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6c. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Frappier and was seconded by Commissioner Laliberte.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote

Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

7. Report of Committees -None
8. Unfinished Business – None
9. New Business

A. Chairman asked for a motion to accept Resolution # 1096: Approval of sale of remaining 18 scattered site units. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

Commissioner Lemieux asked if these funds would show on the surplus line and be subject to recapture by HUD. The Director explained that there will be a separate account set up for this money for use at Veteran's.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

B. Chairman asked for a motion to accept Resolution # 1097: Approval to write off uncollectable accounts. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

Commissioner Lemieux asked if this was for public housing or Section 8. It is Public Housing for a six month period..

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

C. Chairman asked for a motion to award Property, Commercial Automobile Liability and General Liability insurance contracts to the low, responsive, responsible bidder in the best interest of the Housing Authority - Housing Authority Insurance Group.

Attorney Murphy made a brief presentation on the insurance bidding and contract award recommendations. Commissioner Frappier asked if Attorney Murphy was satisfied with the recommendations being presented. The Attorney said yes.

A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier. There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

D. Chairman asked for a motion to award Directors & Officers & Employment Practices Liability insurance contract to the low, responsive, responsible bidder in the best interest of the Housing Authority – Universal Insurance.

A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte. There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Laliberte, seconded by Vice Chairwoman Cote at 5:12 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director